

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
October 22, 2013

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf, Nick Noyes, Bob Gardner and Alternates: Glenn van Deusen and Donald Scarborough.

Mr. Snaith opened the public hearing at 7:43 p.m. In the absence of the Board Secretary, Tracy Kulikowski read the agenda into the record.

Mr. Snaith then explained the procedure to the applicant and noted that the voting members would be Messrs. Snaith, Wolf, Noyes, Gardner and alternates van Deusen as alternate #1 and Scarborough as alternate #2.

343 GOODHILL ROAD, owner, RICHARD J. SHEIKMAN, Map 20, Block 2, Lot 49, Variance to Section 321.6 to construct a new two car garage with a second story master bedroom suite above to be located 34.4 feet from Goodhill Road.

Richard Sheikman, owner, came forward to present the application. He stated that his house was damaged by Hurricane Irene in 2011 and they are rebuilding the house on the same foundation. He would like to add a 22 x 22 1 story, two car garage rather than the 2 story garage that he has proposed as shown on the architect's plans. He does not want to add that master suite above the garage as shown on the plans and would be happy to modify the application to note that he is not proposing the second story on the garage. Discussion ensued.

Don Shine, builder, came forward and stated that the building would be the same but it would not have that second floor and the roof pitch would be the same, 9:12 pitch, everything would just be lowered. Mr. van Deusen questioned the coverage on the property and Mr. Shine stated that it is 8.5%. Mr. Snaith noted that the property is undersized at .5 acres. Ms. Kulikowski noted that a Variance was granted in 1981 to build the house on the property and is why he was able to rebuild the house in that location after it was demolished. Discussion continued.

Marguerite and Nubar Terzian, neighbors, came forward and questioned what the height of the garage would be. Mr. Shine stated that it would be about 20.5 ft. to the top of the ridge. Mrs. Terzian commented that the southern exposure of the house seems to exceed the 35 foot maximum height. Mr. Wolf stated that it is not part of the current application, which is for the addition of a garage. Mrs. Terzian stated that she hopes that the Board would add a condition that the garage cannot be a bedroom due to the septic size limitations. Mr. Snaith stated that is not something that the Board has control over.

Hearing no further discussion, the public hearing was closed at 8:05 p.m.

Deliberations:

Mr. van Deusen opened deliberations by stating that there is a clear hardship here. Mr. Scarborough and Mr. Gardner concurred, adding that it seemed like an impossible situation. Mr. Wolf stated that is in favor of the proposal as long as they have a clear idea of what they are approving. Mr. Noyes added that he is in favor of approval as well.

MOTION FOR APPROVAL

Mr. Wolf made a motion to approve the application for a variance to Section 321.6 of the Zoning Regulations for the construction of a 2-car garage as shown on drawing A-1, First Floor Plan, prepared by J.A. Jamieson Architects, dated 8/10/12 and as shown on the A-2 Survey, Map of Property, prepared by Land Surveying Services LLC, last revised 10/1/13. The garage is to be 1-story as shown on the marked up Section C on drawing A-2. The second floor is not to be constructed. The top of the rafter plates is not to exceed 11' 1 1/2" + or -, with a roof at a 9:12 pitch. The hardships are a non-conforming lot, the nonconforming size and configuration of the lot, and the original footprint of the house that has been approved for reconstruction did not have a garage. Mr. Snaith seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Approval of the September minutes was continued to the November meeting.

MOTION TO ADJOURN

Mr. van Deusen made a motion to adjourn and Mr. Gardner seconded. All in favor, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary